HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2011

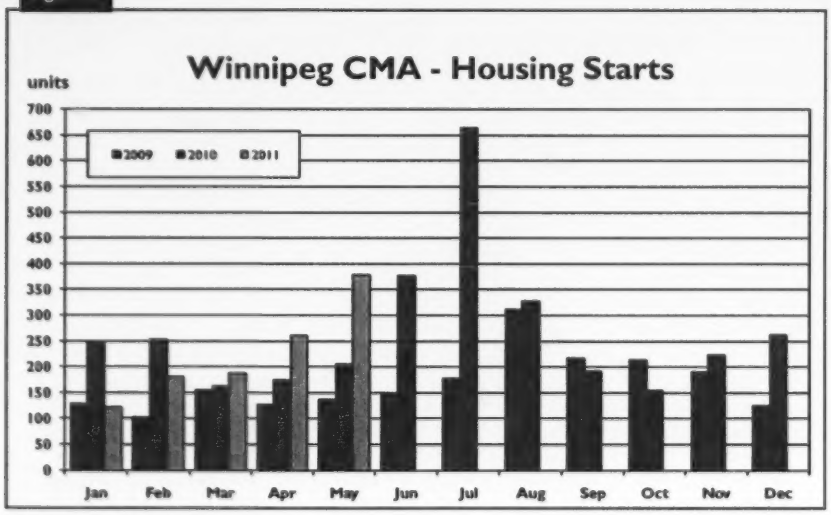
New Home Market

Winnipeg housing starts higher in May

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 379 units in May, up from 205 in May 2010. The increase was attributed to a strong gain in the multi-family sector. With this increase, total starts for the first five months of 2011 numbered 1,130 units, surpassing the 1,042 units recorded during the same period of 2010.

The Winnipeg CMA recorded 170 single-detached starts in May, almost nine per cent fewer than the 186 started in May 2010. While this was slightly off pace with last year's elevated performance, 170 single-detached starts was on par with the ten year average for the month of May. Year-to-date, single-detached starts numbered 679 units, four per cent

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
4 Maps of Winnipeg
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

SUBSCRIBE NOW!

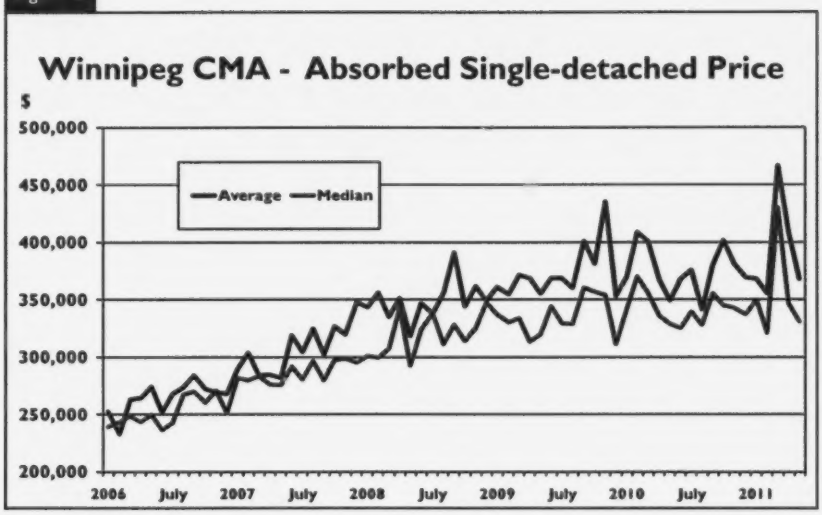
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Figure 2



Source: CMHC

fewer than the 705 units that were started during the same period one year earlier. A moderation of activity within Winnipeg's city limits was primarily responsible for the decline as single-detached starts in the surrounding municipalities were ahead of last year's totals by 10 per cent.

Across the CMA, single-detached completions in May numbered 279 units, a 71 per cent increase over May 2010. Corresponding with the increase in completions, there was a 78 per cent increase in the number of absorptions, as there were 240 units absorbed in May 2011 compared to 135 one year earlier. Year-to-date, single-family absorptions numbered 488 units, five per cent more than during the corresponding period last year. Conversely, year-to-date completions numbered 448 units, five per cent fewer than the number of homes completed in the first five months of 2010. With absorptions outpacing completions thus far, the inventory of completed and unoccupied single-detached homes at the end of May was ten per cent lower than where it stood one year earlier. Nevertheless, the number of single-detached homes under construction at the end of May was 1,093, 13 per cent more than at the end of May 2010 and bringing the total supply of single-detached homes to 1,245 units, ten per cent more than at the end of May 2010.

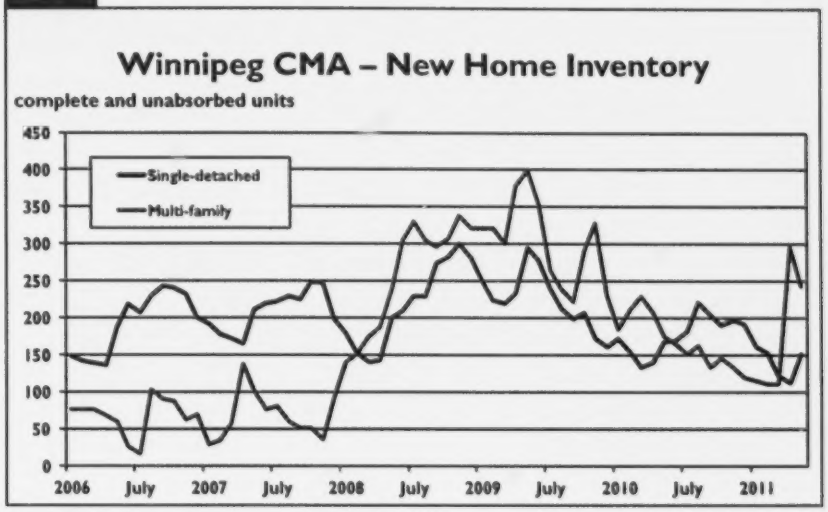
The average price of a new single-detached home absorbed in May in the Winnipeg CMA was $367,828, 5.3 per cent higher than in May of 2010. This brings the year-to-date average price to $383,320, up 3.4 per cent from the prior year. Meanwhile, the median price of all absorbed single-detached homes in May was $330,663; less than one per cent greater than it was during the corresponding period of last year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 209 units break ground in May, substantially more than the 19 starts recorded one year earlier. A total of 451 multiple-family units have been started year-to-date, 34 per cent more than the 337 started a year earlier. The majority of multi-family starts in May 2011 were intended for the rental market, as builders responded to continued low vacancy rates. The total number of multi-family units under construction at the end of May was 1,297 units, more than double the 607 that were under construction at the same time last year.

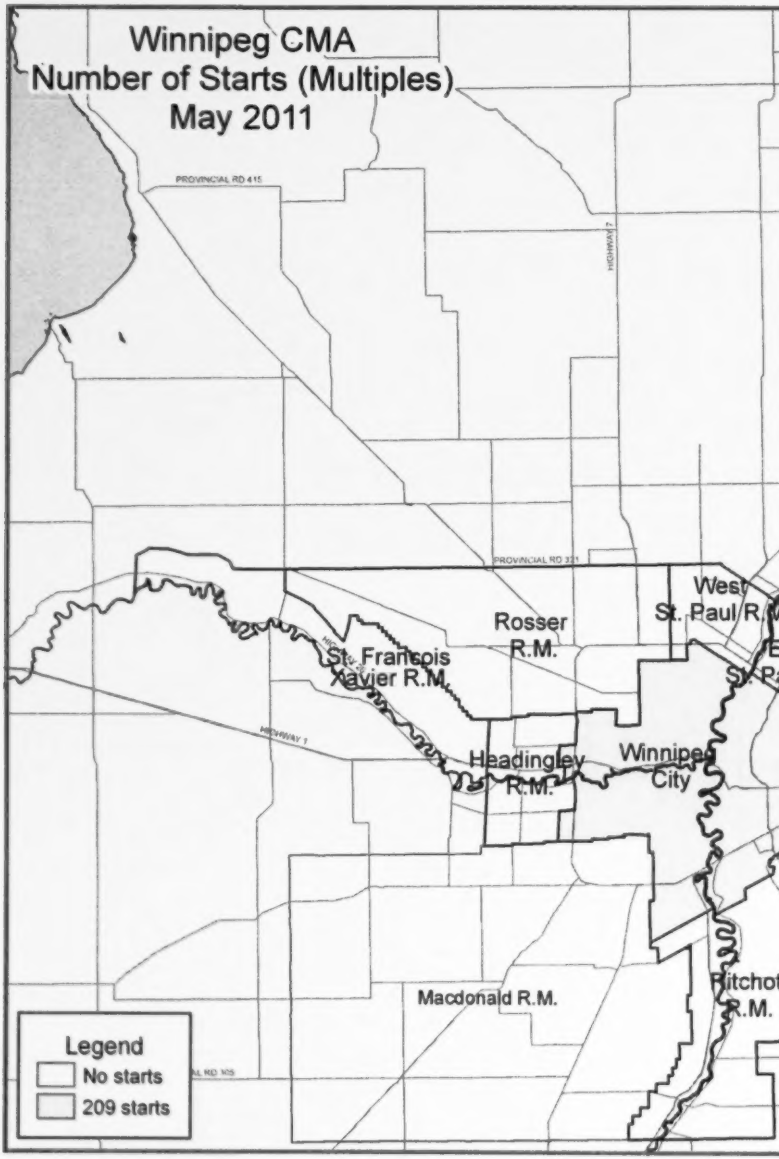
Meanwhile, there were 74 multi-family units completed during the month of May, bringing the total number of units completed during the first five months of the year to 423 units, up 48 per cent from the first five months of 2010. There were 127 multi-family units absorbed in May 2011, more

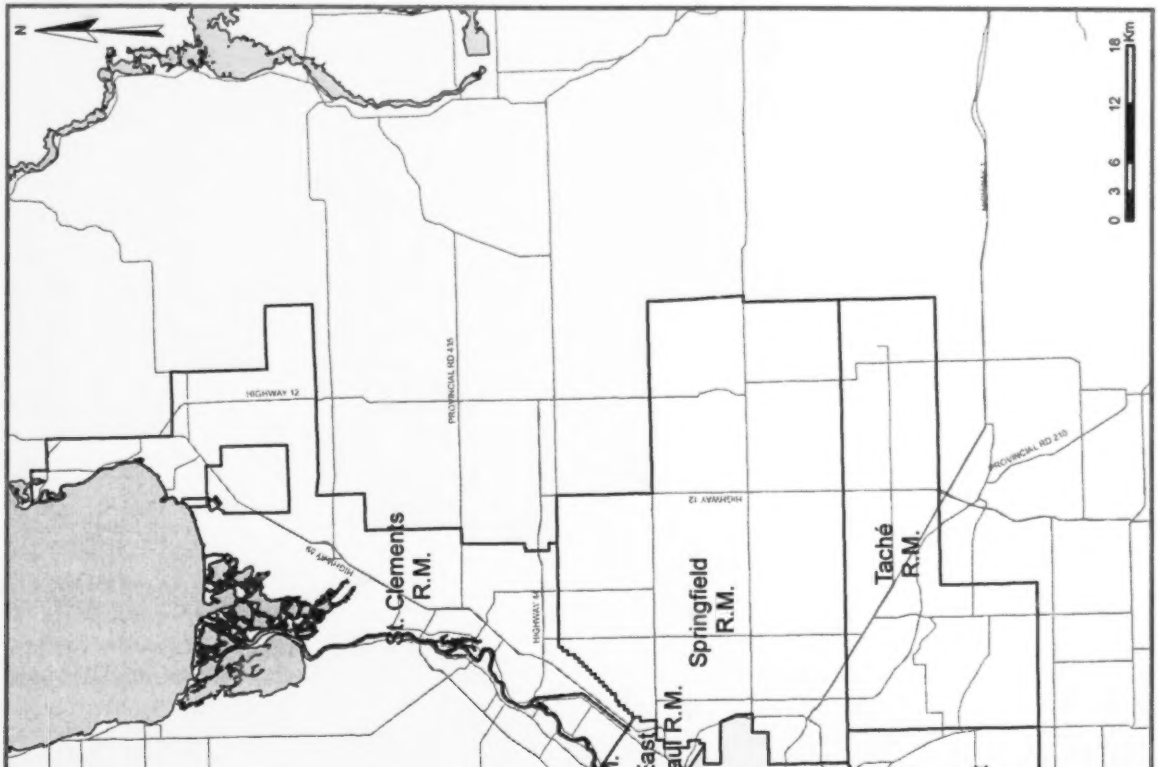
than double the 52 units absorbed in May 2010. This brings the total number of units absorbed year-to-date to 297 units, 13 per cent fewer than the number of units absorbed over the corresponding period last year. With absorptions surpassing completions, the inventory of multi-family units completed and not absorbed in May declined from the previous month to 244 units, yet remain 42 per cent higher than May 2010. The majority, or 71 per cent, of units in inventory are intended for the rental market.

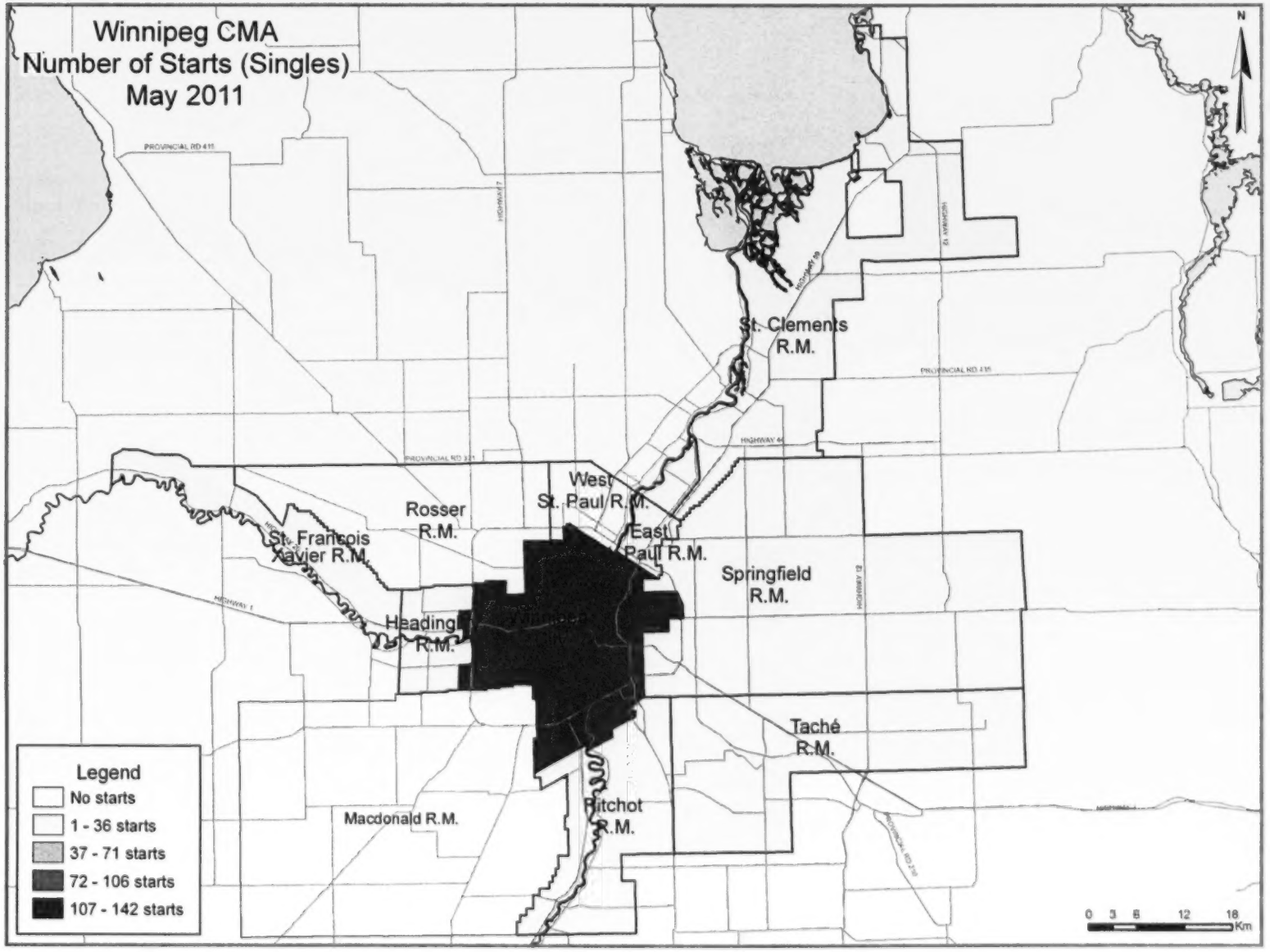
Figure 3

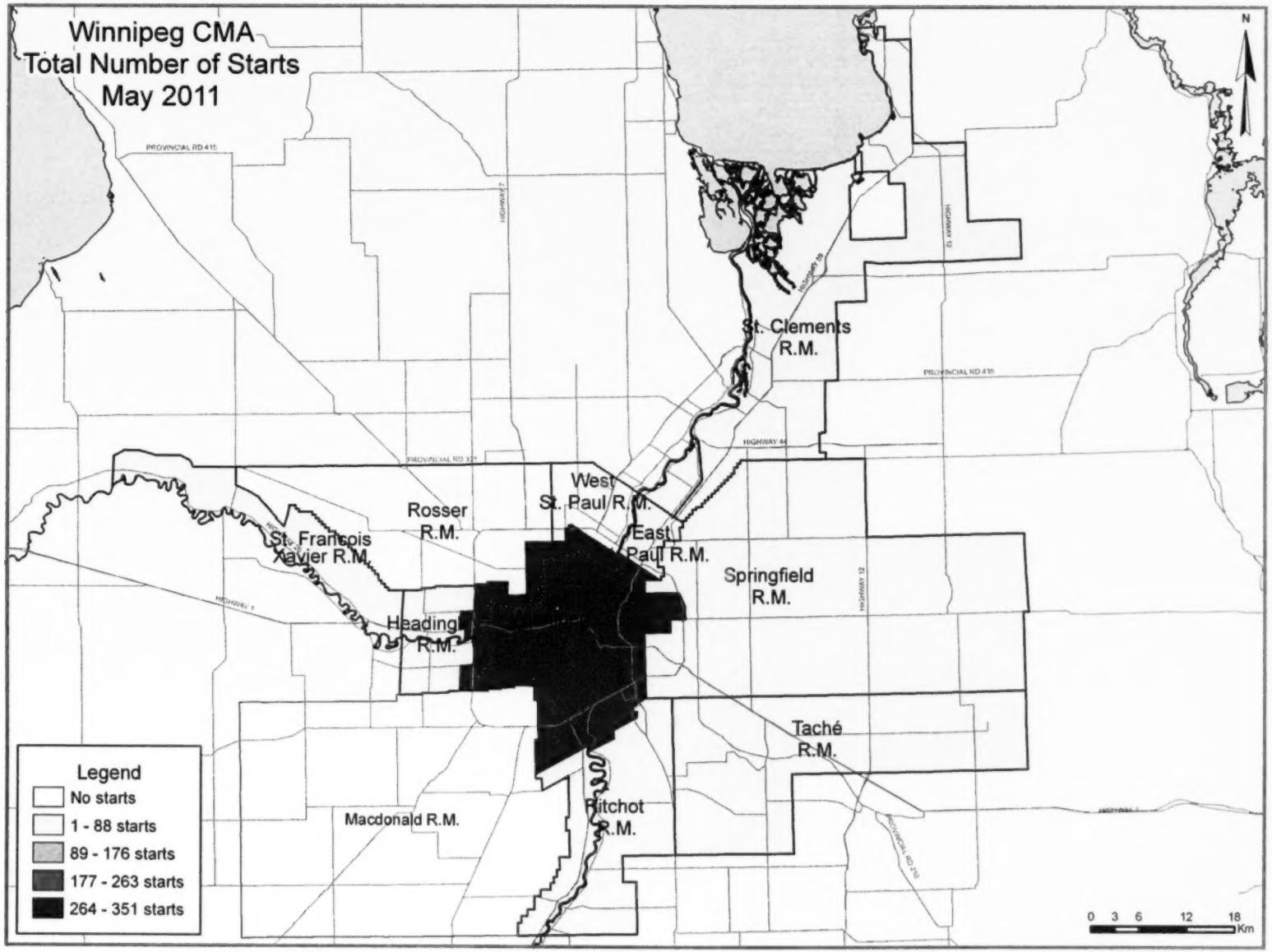


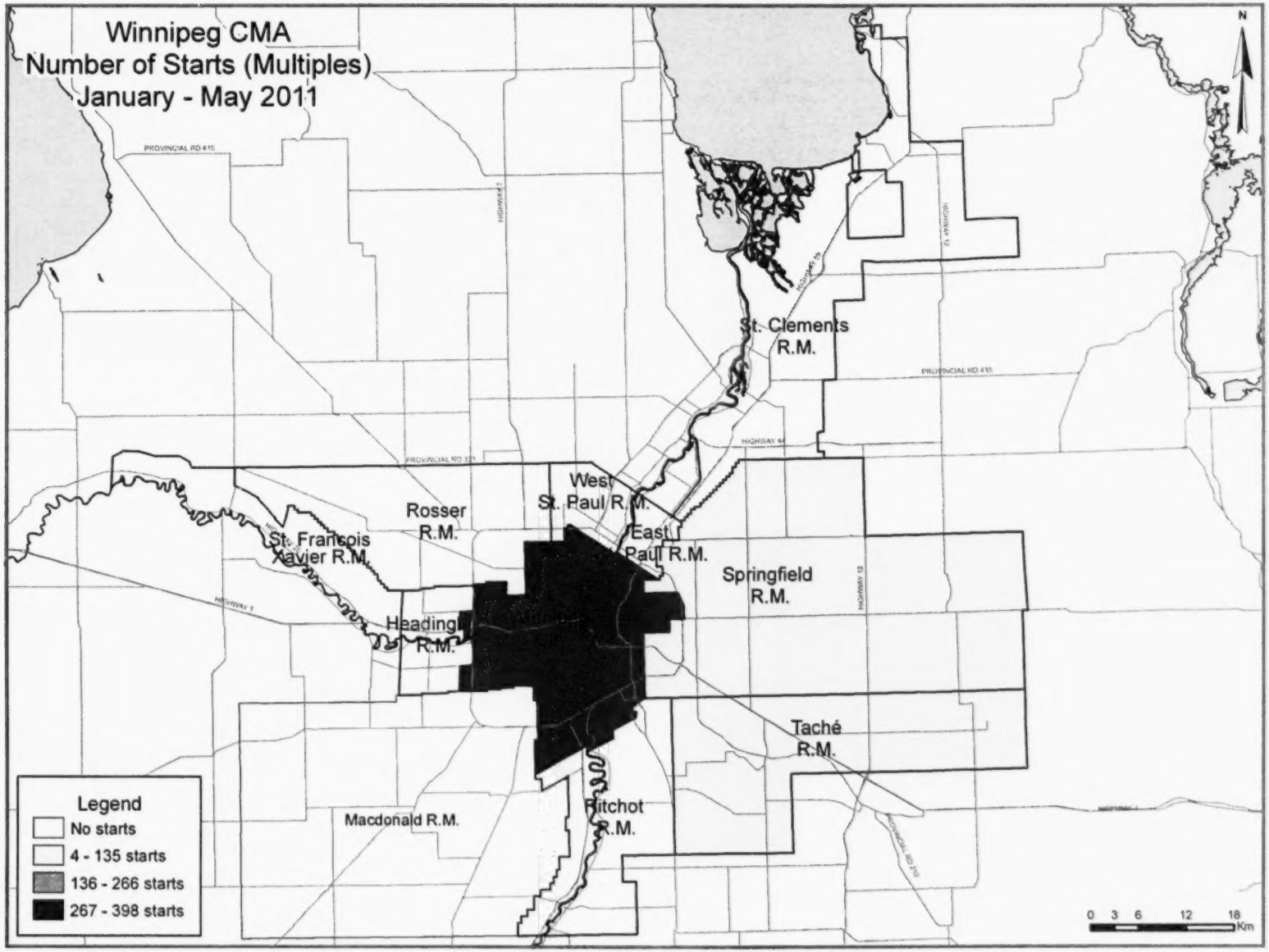
Source: CMHC

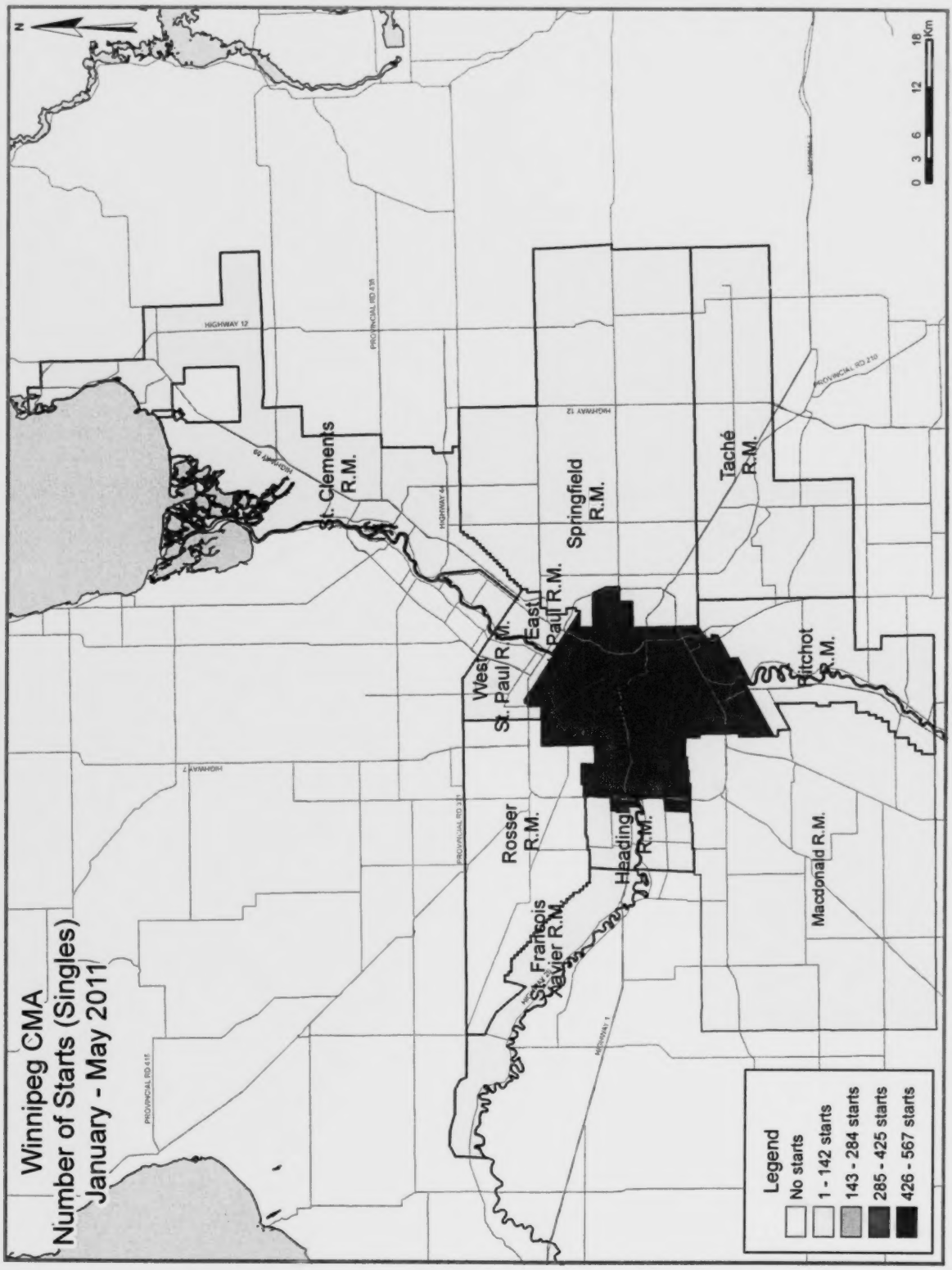

Winnipeg CMA
Number of Starts (Multiples)
May 2011
PROVINCIAL RD 415
HIGHWAY 7
PROVINCIAL RD 321
Rosser
R.M.
St. François
Xavier R.M.
West
St. Paul R.M.
HIGHWAY 1
Headingley
R.M.
Winnipeg
City
Macdonald R.M.
Legend
No starts
209 starts

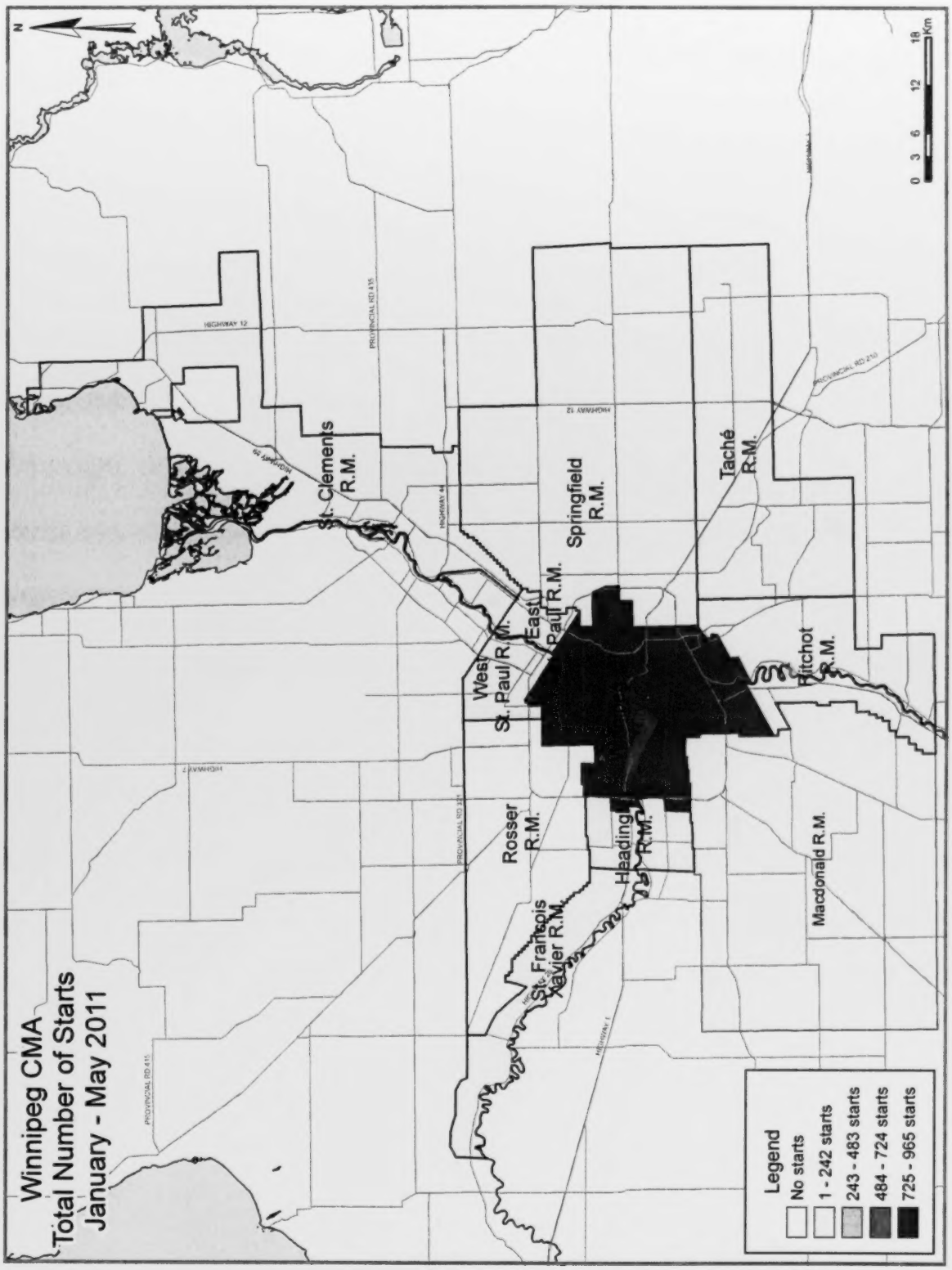

N
0 3 6 12 18 Km
HIGHWAY 12
PROVINCIAL RD 335
HIGHWAY 59
HIGHWAY 14
HIGHWAY 12
PROVINCIAL RD 210
St. Clements R.M.
Springfield R.M.
Taché R.M.


Winnipeg CMA
Number of Starts (Singles)
May 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East St. Paul R.M.
Springfield R.M.
Heading R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
1 - 36 starts
37 - 71 starts
72 - 106 starts
107 - 142 starts
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
May 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
1 - 88 starts
89 - 176 starts
177 - 263 starts
264 - 351 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - May 2011
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
East Paul R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
4 - 135 starts
136 - 266 starts
267 - 398 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - May 2011
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Heading R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 238
PROVINCIAL RD 210
PROVINCIAL RD 311
Legend
No starts
1 - 142 starts
143 - 284 starts
285 - 425 starts
426 - 567 starts


Winnipeg CMA
Total Number of Starts
January - May 2011
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Rosser R.M.
Heading R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 415
PROVINCIAL RD 213
Legend
No starts
1 - 242 starts
243 - 483 starts
484 - 724 starts
725 - 965 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	166	6	0	4	0	28	0	175	379
May 2010	184	2	0	2	17	0	0	0	205
% Change	-9.8	200.0	n/a	100.0	-100.0	n/a	n/a	n/a	84.9
Year-to-date 2011	668	28	4	11	46	124	19	230	1,130
Year-to-date 2010	701	6	0	4	66	110	0	155	1,042
% Change	-4.7	**	n/a	175.0	-30.3	12.7	n/a	48.4	8.4
UNDER CONSTRUCTION									
May 2011	1,078	32	4	15	91	453	29	688	2,390
May 2010	958	12	0	6	103	175	3	314	1,571
% Change	12.5	166.7	n/a	150.0	-11.7	158.9	**	119.1	52.1
COMPLETIONS									
May 2011	275	2	0	4	10	9	0	53	353
May 2010	161	2	0	2	15	0	0	0	180
% Change	70.8	0.0	n/a	100.0	-33.3	n/a	n/a	n/a	96.1
Year-to-date 2011	436	6	0	12	42	9	0	366	871
Year-to-date 2010	469	4	0	4	25	159	3	95	759
% Change	-7.0	50.0	n/a	200.0	68.0	-94.3	-100.0	**	14.8
COMPLETED & NOT ABSORBED									
May 2011	139	4	0	13	10	57	0	173	396
May 2010	160	3	0	9	7	96	3	63	341
% Change	-13.1	33.3	n/a	44.4	42.9	-40.6	-100.0	174.6	16.1
ABSORBED									
May 2011	240	0	0	0	10	35	0	82	367
May 2010	135	1	0	0	14	22	0	15	187
% Change	77.8	-100.0	n/a	n/a	-28.6	59.1	n/a	**	96.3
Year-to-date 2011	483	3	0	5	48	52	0	194	785
Year-to-date 2010	458	5	4	6	34	151	0	149	807
% Change	5.5	-40.0	-100.0	-16.7	41.2	-65.6	n/a	30.2	-2.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
May 2011	141	6	0	1	0	28	0	175	351
May 2010	158	2	0	1	17	0	0	0	178
East St. Paul R.M.									
May 2011	1	0	0	3	0	0	0	0	4
May 2010	4	0	0	1	0	0	0	0	5
Headingley R.M.									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	5	0	0	0	0	0	0	0	5
Rosser R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2011	9	0	0	0	0	0	0	0	9
May 2010	4	0	0	0	0	0	0	0	4
Tache R.M.									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
May 2011	166	6	0	4	0	28	0	175	379
May 2010	184	2	0	2	17	0	0	0	205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
May 2011	862	26	4	2	91	441	6	664	2,096
May 2010	777	10	0	2	103	175	3	314	1,384
East St. Paul R.M.									
May 2011	17	0	0	7	0	0	0	0	24
May 2010	14	0	0	3	0	0	0	0	17
Headingley R.M.									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	12	0	0	1	0	0	0	0	13
MacDonald R.M.									
May 2011	20	0	0	0	0	0	0	0	20
May 2010	24	0	0	0	0	0	0	0	24
Ritchot R.M.									
May 2011	24	0	0	0	0	0	0	0	24
May 2010	10	0	0	0	0	0	0	0	10
Rosser R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2011	43	0	0	0	0	0	0	0	43
May 2010	33	0	0	0	0	0	0	0	33
St. Francois Xavier R.M.									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	3	0	0	0	0	0	0	0	3
Springfield R.M.									
May 2011	60	6	0	6	0	0	0	0	72
May 2010	47	2	0	0	0	0	0	0	49
Tache R.M.									
May 2011	33	0	0	0	0	12	23	24	92
May 2010	20	0	0	0	0	0	0	0	20
West St. Paul R.M.									
May 2011	14	0	0	0	0	0	0	0	14
May 2010	18	0	0	0	0	0	0	0	18
Winnipeg CMA									
May 2011	1,078	32	4	15	91	453	29	688	2,390
May 2010	958	12	0	6	103	175	3	314	1,571

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
May 2011	237	0	0	0	10	9	0	53	309
May 2010	128	0	0	1	15	0	0	0	144
East St. Paul R.M.									
May 2011	2	0	0	2	0	0	0	0	4
May 2010	4	0	0	0	0	0	0	0	4
Headingley R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
May 2011	4	0	0	0	0	0	0	0	4
May 2010	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	2	2	0	0	0	0	0	0	4
Rosser R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2011	5	0	0	0	0	0	0	0	5
May 2010	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
May 2011	14	2	0	2	0	0	0	0	18
May 2010	7	0	0	1	0	0	0	0	8
Tache R.M.									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	10	0	0	0	0	0	0	0	10
West St. Paul R.M.									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2011	275	2	0	4	10	9	0	53	353
May 2010	161	2	0	2	15	0	0	0	180

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2011	120	0	0	2	9	54	0	173	358
May 2010	143	2	0	1	6	91	0	63	306
East St. Paul R.M.									
May 2011	0	0	0	6	0	0	0	0	6
May 2010	2	0	0	3	0	0	0	0	5
Headingley R.M.									
May 2011	2	0	0	1	0	0	0	0	3
May 2010	1	0	0	2	0	0	0	0	3
MacDonald R.M.									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
May 2011	0	2	0	0	0	0	0	0	2
May 2010	2	1	0	0	0	0	0	0	3
Rosser R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2011	2	0	0	0	0	3	0	0	5
May 2010	0	0	0	0	0	5	0	0	5
St. Francois Xavier R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2011	11	2	0	4	0	0	0	0	17
May 2010	3	0	0	3	0	0	0	0	6
Tache R.M.									
May 2011	0	0	0	0	1	0	0	0	1
May 2010	4	0	0	0	1	0	3	0	8
West St. Paul R.M.									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
May 2011	139	4	0	13	10	57	0	173	396
May 2010	160	3	0	9	7	96	3	63	341

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
May 2011	206	0	0	0	10	34	0	82	332
May 2010	108	0	0	0	14	22	0	15	159
East St. Paul R.M.									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	4	0	0	0	0	0	0	0	4
Headingley R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
May 2011	5	0	0	0	0	0	0	0	5
May 2010	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	1	1	0	0	0	0	0	0	2
Rosser R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2011	4	0	0	0	0	1	0	0	5
May 2010	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
May 2011	0	0	0	0	0	0	0	0	0
May 2010	1	0	0	0	0	0	0	0	1
Springfield R.M.									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	7	0	0	0	0	0	0	0	7
Tache R.M.									
May 2011	8	0	0	0	0	0	0	0	8
May 2010	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
May 2011	4	0	0	0	0	0	0	0	4
May 2010	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2011	240	0	0	0	10	35	0	82	367
May 2010	135	1	0	0	14	22	0	15	187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Winnipeg City	142	159	6	2	0	17	203	0	351	178	97.2
East St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Headingley R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
MacDonald R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Ritchot R.M.	10	5	0	0	0	0	0	0	10	5	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	9	4	0	0	0	0	0	0	9	4	125.0
Tache R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Winnipeg CMA	170	186	6	2	0	17	203	0	379	205	84.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	567	603	24	10	56	60	318	265	965	938	2.9
East St. Paul R.M.	10	13	0	0	0	0	0	0	10	13	-23.1
Headingley R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
MacDonald R.M.	12	15	0	0	0	0	0	0	12	15	-20.0
Ritchot R.M.	19	10	0	0	0	0	0	0	19	10	90.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	16	12	0	0	0	0	0	0	16	12	33.3
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	36	27	4	2	0	0	0	0	40	29	37.9
Tache R.M.	15	9	0	0	13	0	36	0	64	9	**
West St. Paul R.M.	2	9	0	0	0	0	0	0	2	9	-77.8
Winnipeg CMA	679	705	28	12	69	60	354	265	1,130	1,042	8.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Winnipeg City	0	17	0	0	28	0	175	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	17	0	0	28	0	175	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	50	60	6	0	112	110	206	155
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	13	0	12	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	50	60	19	0	124	110	230	155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Winnipeg City	147	160	29	18	175	0	351	178
East St. Paul R.M.	1	4	3	1	0	0	4	5
Headingley R.M.	1	3	0	0	0	0	1	3
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	10	5	0	0	0	0	10	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	2	0	0	0	0	2	2
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	9	4	0	0	0	0	9	4
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	0	2	0	0	0	0	0	2
Winnipeg CMA	172	186	32	19	175	0	379	205

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	593	605	160	178	212	155	965	938
East St. Paul R.M.	3	11	7	2	0	0	10	13
Headingley R.M.	1	7	0	0	0	0	1	7
MacDonald R.M.	11	15	1	0	0	0	12	15
Ritchot R.M.	19	10	0	0	0	0	19	10
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	16	12	0	0	0	0	16	12
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	39	29	1	0	0	0	40	29
Tache R.M.	15	9	12	0	37	0	64	9
West St. Paul R.M.	2	9	0	0	0	0	2	9
Winnipeg CMA	700	707	181	180	249	155	1,130	1,042

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Winnipeg City	237	128	19	16	53	0	309	144
East St. Paul R.M.	2	4	2	0	0	0	4	4
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	4	6	0	0	0	0	4	6
Ritchot R.M.	2	4	0	0	0	0	2	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	1	0	0	0	0	5	1
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	16	7	2	1	0	0	18	8
Tache R.M.	8	10	0	0	0	0	8	10
West St. Paul R.M.	3	0	0	0	0	0	3	0
Winnipeg CMA	277	163	23	17	53	0	353	180

Table 3.5: Completions by Submarket and by Intended Market January - May 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	332	373	54	185	366	95	752	653
East St. Paul R.M.	3	8	3	0	0	0	6	8
Headingley R.M.	3	4	1	1	0	0	4	5
MacDonald R.M.	10	10	2	0	0	0	12	10
Ritchot R.M.	11	8	0	0	0	0	11	8
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	13	13	0	0	0	0	13	13
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	35	27	3	2	0	0	38	29
Tache R.M.	27	21	0	0	0	3	27	24
West St. Paul R.M.	6	8	0	0	0	0	6	8
Winnipeg CMA	442	473	63	188	366	98	871	759

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2011	20	10.0	79	39.5	43	21.5	21	10.5	37	18.5	200	325,457	361,493
May 2010	19	18.3	32	30.8	29	27.9	8	7.7	16	15.4	104	325,366	339,176
Year-to-date 2011	38	11.0	115	33.1	76	21.9	35	10.1	83	23.9	347	337,900	381,432
Year-to-date 2010	65	19.0	82	24.0	95	27.8	32	9.4	68	19.9	342	337,469	364,162
East St. Paul R.M.													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Headingley R.M.													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
MacDonald R.M.													
May 2011	1	20.0	1	20.0	0	0.0	0	0.0	3	60.0	5	--	--
May 2010	1	20.0	2	40.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2011	5	26.3	5	26.3	4	21.1	0	0.0	5	26.3	19	321,000	372,471
Year-to-date 2010	1	9.1	5	45.5	0	0.0	2	18.2	3	27.3	11	316,000	383,859
Ritchot R.M.													
May 2011	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
May 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	3	30.0	2	20.0	4	40.0	0	0.0	1	10.0	10	312,400	331,222
Year-to-date 2010	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Rosser R.M.													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
May 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	--	--
St. Francois Xavier R.M.													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Winnipeg City	237	129	2	4	8	11	62	0	309	144	114.6
East St. Paul R.M.	4	4	0	0	0	0	0	0	4	4	0.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Ritchot R.M.	2	2	0	2	0	0	0	0	2	4	-50.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	1	0	0	0	0	0	0	5	1	**
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	16	8	2	0	0	0	0	0	18	8	125.0
Tache R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
West St. Paul R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Winnipeg CMA	279	163	4	6	8	11	62	0	353	180	96.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	333	374	10	8	34	17	375	254	752	653	15.2
East St. Paul R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
Headingley R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
MacDonald R.M.	12	10	0	0	0	0	0	0	12	10	20.0
Ritchot R.M.	9	6	2	2	0	0	0	0	11	8	37.5
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	13	13	0	0	0	0	0	0	13	13	0.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	36	27	2	2	0	0	0	0	38	29	31.0
Tache R.M.	27	21	0	0	0	3	0	0	27	24	12.5
West St. Paul R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
Winnipeg CMA	448	473	14	12	34	20	375	254	871	759	14.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Winnipeg City	8	11	0	0	9	0	53	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	8	11	0	0	9	0	53	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	34	17	0	0	9	159	366	95
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	3	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	34	17	0	3	9	159	366	95

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2011	0	0.0	0	0.0	5	71.4	0	0.0	2	28.6	7	--	--
May 2010	0	0.0	2	40.0	0	0.0	1	20.0	2	40.0	5	--	--
Year-to-date 2011	0	0.0	1	4.3	7	30.4	9	39.1	6	26.1	23	385,000	394,528
Year-to-date 2010	0	0.0	8	47.1	1	5.9	5	29.4	3	17.6	17	345,184	379,550
Tache R.M.													
May 2011	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
May 2010	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2011	3	27.3	3	27.3	1	9.1	3	27.3	1	9.1	11	320,929	329,662
Year-to-date 2010	2	20.0	1	10.0	3	30.0	2	20.0	2	20.0	10	338,640	373,792
West St. Paul R.M.													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Winnipeg CMA													
May 2011	21	9.4	82	36.6	52	23.2	23	10.3	46	20.5	224	330,663	367,828
May 2010	21	17.1	37	30.1	30	24.4	12	9.8	23	18.7	123	329,000	349,246
Year-to-date 2011	49	11.4	128	29.8	97	22.6	50	11.7	105	24.5	429	343,800	383,320
Year-to-date 2010	70	17.2	98	24.0	102	25.0	50	12.3	88	21.6	408	342,000	370,632

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2011						
Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	361,493	339,176	6.6	381,432	364,162	4.7
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	372,471	383,859	-3.0
Ritchot R.M.	--	--	n/a	331,222	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	394,528	379,550	3.9
Tache R.M.	--	--	n/a	329,662	373,792	-11.8
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	367,828	349,246	5.3	383,320	370,632	3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
May 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866
	February	730	8.8	1,050	1,183	1,461	71.9	228,180	6.0	237,301
	March	1,112	8.0	1,041	1,412	1,298	80.2	241,955	6.5	240,793
	April	1,091	-12.2	970	1,597	1,315	73.8	240,655	1.7	231,704
	May	1,366	1.8	949	2,055	1,338	70.9	248,547	4.6	236,506
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,158	8.4		3,457			220,484	10.7	
	Q1 2011	2,367	9.7		3,576			234,992	6.6	
	YTD 2010	4,742	8.3		7,385			229,569	11.8	
	YTD 2011	4,824	1.7		7,228			240,111	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	733
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	734
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	732
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	733
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	743
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	753
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	758
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	767
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	768
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	768
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.9	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.1	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	70.0	773
	May	616	3.70	5.59			409	5.6	69.7	774
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

64191_2011_M06

CMHC Client e-Update Newsletter

Get the latest market in-sight, housing research and news on CMHC mortgage loan insurance to grow your business and enhance your client relationships. Everything you need to open new doors.